

FOR SALE: AGOURA HILLS MIXED USE APT. + RETAIL DEVELOPMENT

**BUILD 33-U + 1200 SF RETAIL ENTITLED R.T.I. IN LESS THAN ONE MONTH
GET UP TO 75-U + 3600 SF RETAIL, 385 LINEAR FEET OF MAIN ARTERY STREET FRONTAGE**



28810-28900-28902 Agoura

\$900K TO APPROXIMATELY \$9 MILLION.

**APPROX. COMBINED WITH ADJACENT 3 PARCELS
0.17 ACRES TO 0.87 ACRES UP TO 2.16 ACRES CONTIGUOUS.**

28900 Agoura Road. (RED PARCELS)

CASE NO: AHO-2023-0003 and OAK-2023-0102 ZONING: PD-AH

ADDRESS: East of 28902 Agoura Road AIN(S): 2061-029-005 and 2061-029-006

*** As of May 23rd 2025, the development application, supplemental density bonus application and oak tree permit application are deemed complete.**

A new four-story mixed-use development consisting of 33 multifamily residential units and 1,200 square feet of ground floor commercial space on a 38,004 square foot site in one building with two levels of Type-V construction on top of two levels of a concrete podium structure. The project proposes 12 surface parking spaces, and 30 covered parking spaces located within a 2-story parking garage. In total, 42 parking spaces are proposed.

The project would provide at least 15% of base units for rent to very low-income households and at least 5% of base units for rent to low-income households for a total of 4 very low-income units and 2 low-income units.



NE CORNER VIEW
SCALE: N.T.S.

1



NW CORNER VIEW
SCALE: N.T.S.

2



NORTH ENTRY VIEW
SCALE: N.T.S.

3



SW CORNER VIEW
SCALE: N.T.S.

4

RED PARCELS

33-Units 35,700 Site Building SF Approx.
33-Units 38,004 SF Site Land SF Approx.
Retail/Commercial 1,200 SF. Approx.

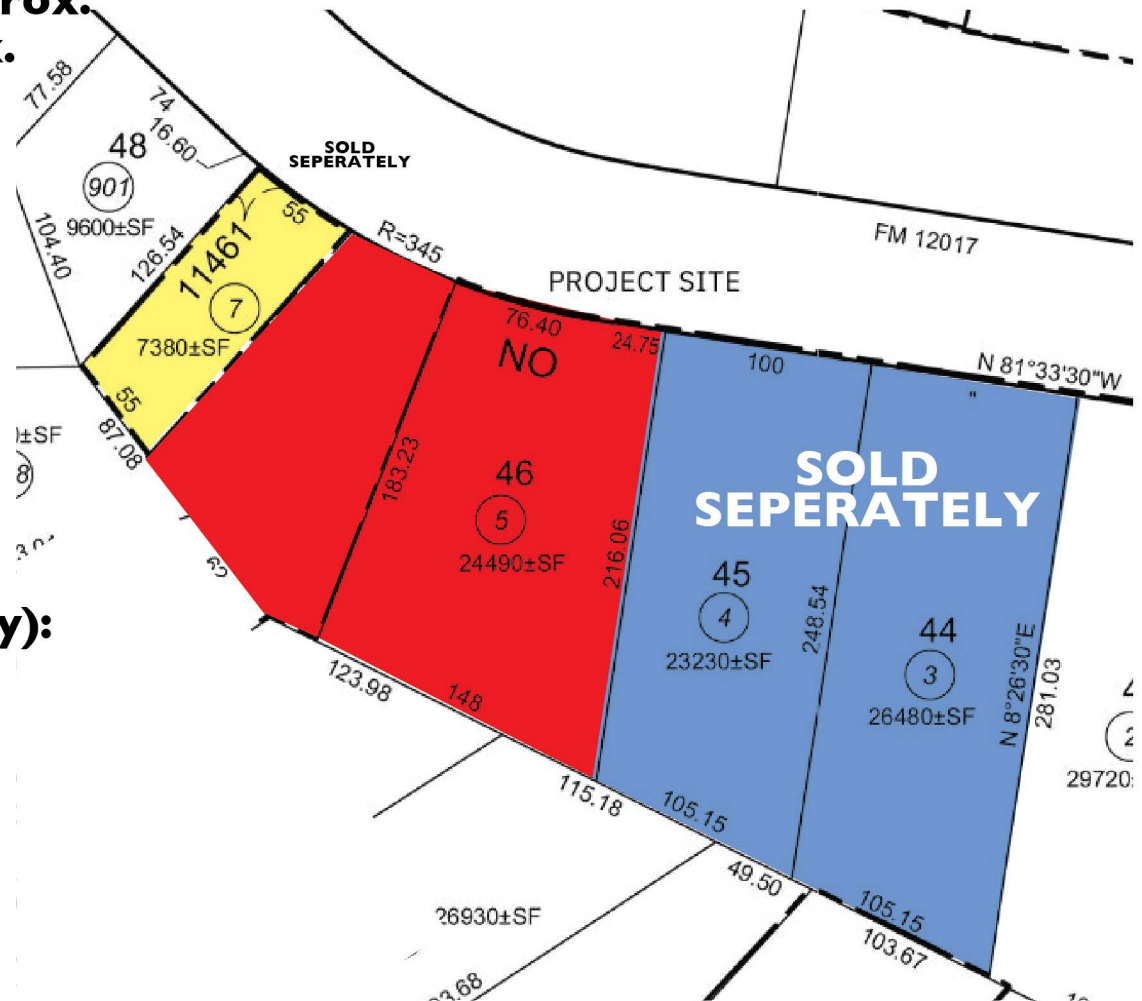
28900 Parking (RED):
42 Parking Total Spaces
(5) Commercial Parking

28900 Unit Mix:
33-Units:
(6) Studios - 550 SF
(22) 1 Bed - 750 SF
(5) 2 Bed - 920 SF

28900 Affordable Unit Mix (Summary):
(6) Affordable Total
4-Units Very Low Income
2-Units Low Income

28900 Affordable Unit Mix (Detail):
(1) 1-Studio Low Income
(1) 1-Bed Low
(1) 1-Studio Very Low
(2) 1-Bed Very Low
(1) 2-Bed Very Low

28900 Agoura Road Building (Summary Structure):
4-Stories.
2nd, 3rd and 4th apartments and parking
Street Level Parking.



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ADDRESS: East of 28902 Agoura Road AIN(S): 2061-029-005 and 2061-029-006

ENTITLED
R.T.I Approx. 30 Days

BLUE PARCELS

28810 Agoura Road

(2) Vacant Parcels

(004)-23,230 ft² 0.53acre Land

(003)-25,557 ft² 0.59acre Land

Contiguous to three (3) parcels

2061-029-003,004

1.12A – 48,787 SF Land Approx.

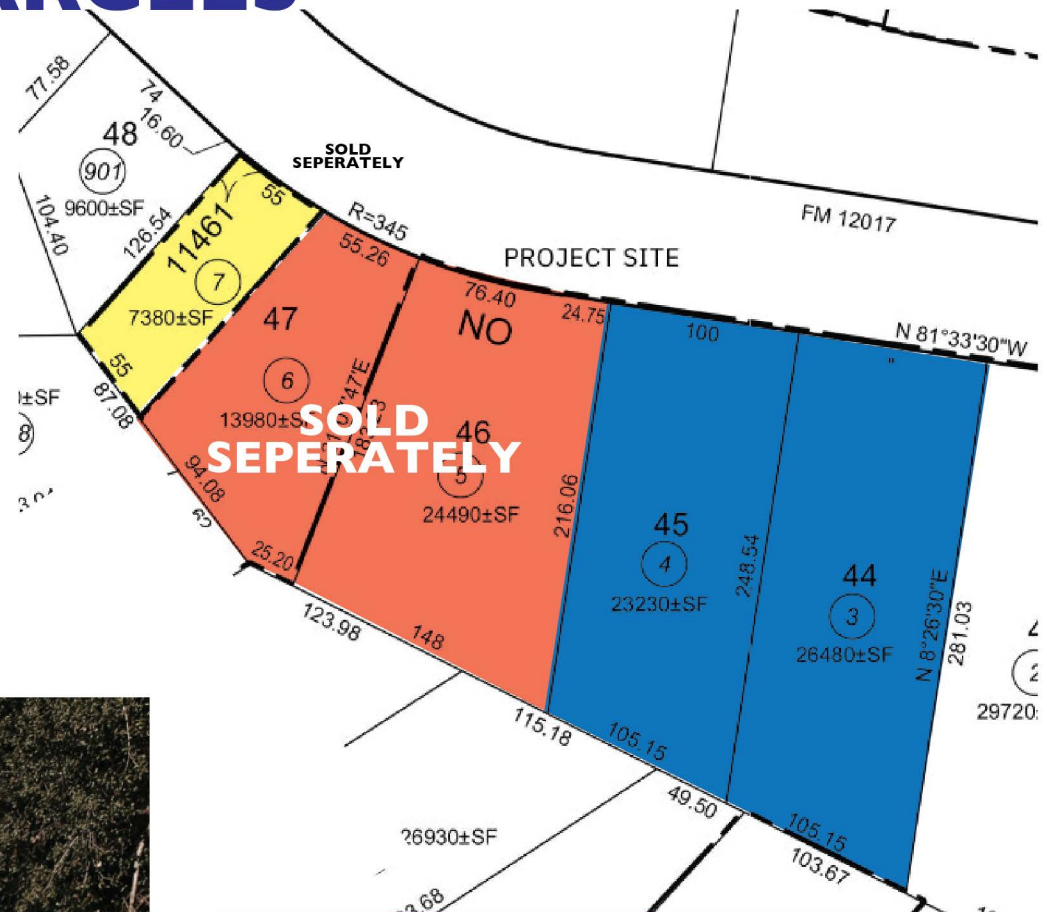
OFF-MARKET – NOT PRICED.

Contiguous to (3) Parcels

2061-029-003 + 2061-029-004

Approx. 38-U + 2400

Not Entitled, Plans Avail. PD-AH - Zoning



**(004)-23,230 ft² 0.53acre Land
(003)-25,557 ft² 0.59acre Land
Approx. 38-U + 2400
Not Entitled, Plans Avail.**



YELLOW PARCEL

28902 Agoura Road

(I) House Rented One Parcel

Contiguous to four (4) parcels

2,040 SF House – Occupied Rented

2061-029-007 – 0.17 A – 7,349 SF Land

PD-AH - Zoning

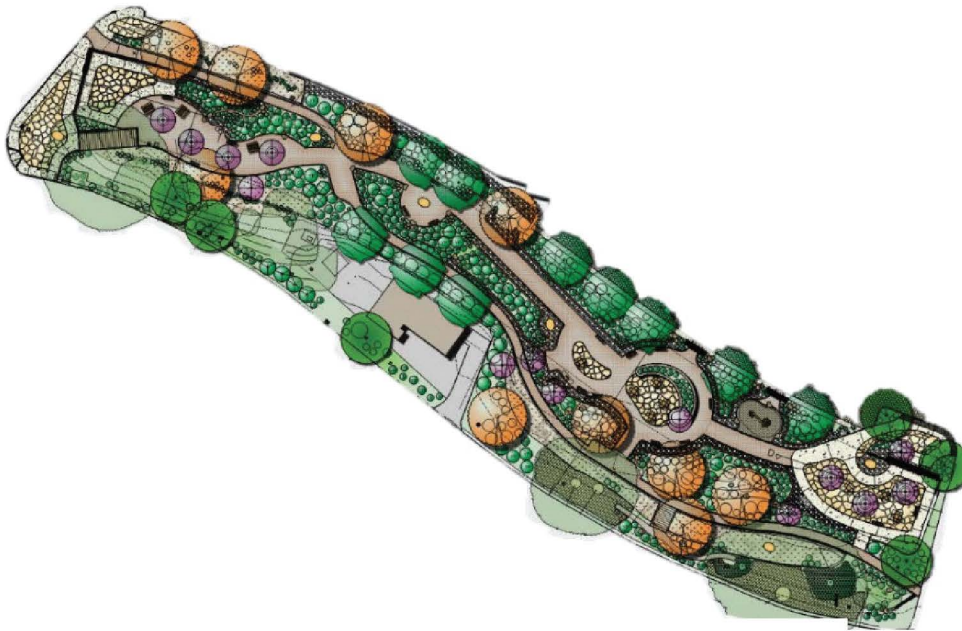
OFF-MARKET – \$900K.



BENEFITS OF AREA

COMING—Ladyface Greenway
formerly known as the Linear Park project,
will bring major improvements to the north side of Agoura Road.
To the right of the Whizin sign, some of the property that will be enhanced

Ladyface Greenway Final Layout



278 Units, including 28 Very Low Income and 10 Low Income

4 Story wrap apartment building with parking garage and
5,000 square feet of commercial space

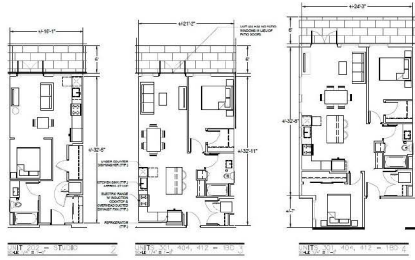
Construction anticipated to last 27 months (completion in 2027)

RED PARCELS

PROPOSED PLANS

VIVERE ELEGANS APARTMENT

28902 AGOURA ROAD, AGOURA HILLS, CA 91301



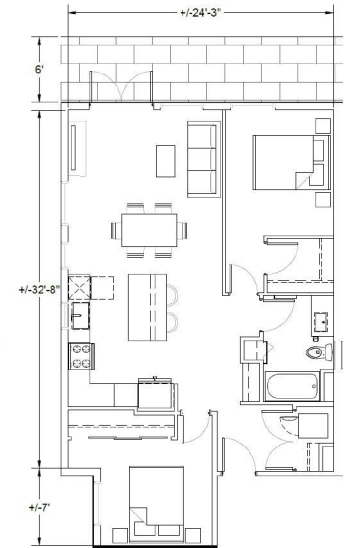
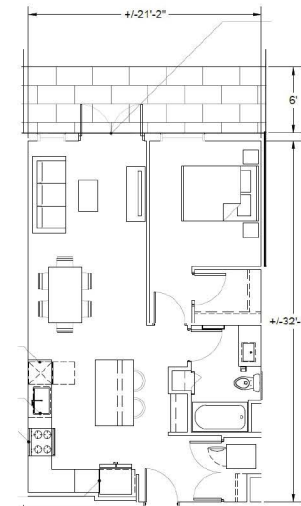
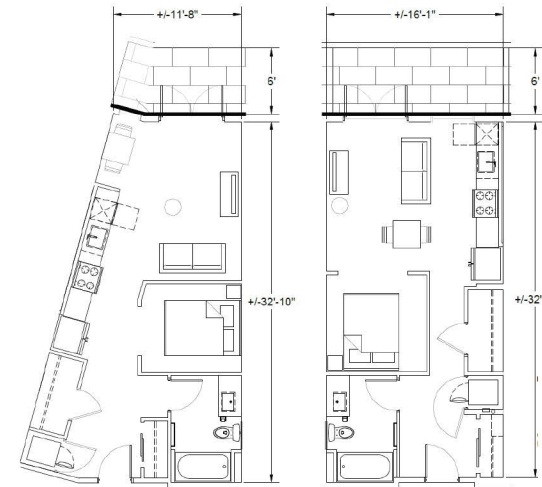
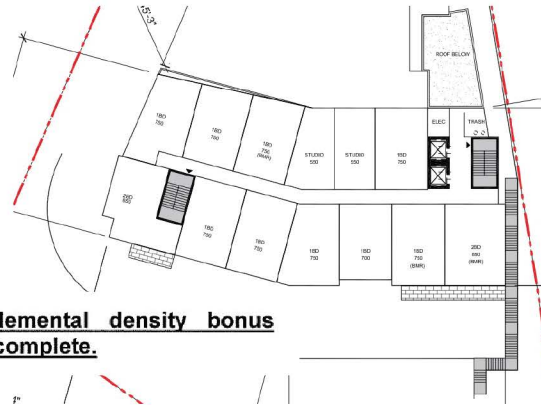
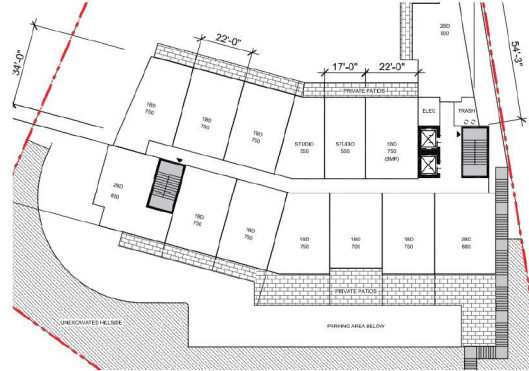
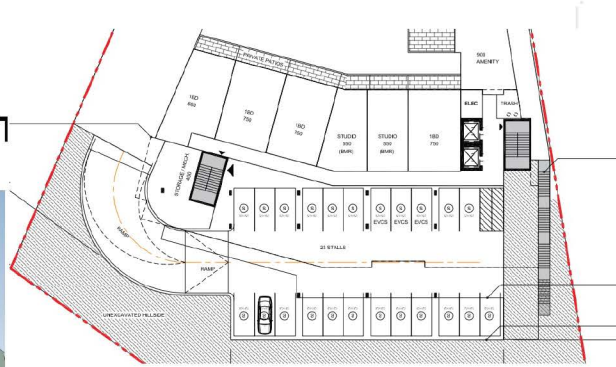
Studio
6 units

1 bd
22 units

2 bd
5 units

ENTITLED
R.T.I Approx. 30 Days

At this time, your development application, supplemental density bonus application and oak tree permit application are deemed complete.



HOUSING PLAN MATRIX

	Unit Number	Type	Area (Sq Ft)	Market Rate	LI	ULI
Second Floor	201	Studio	760 X			
	202	Studio	550 X			
	203	Studio	550 X		X	X
	204	Studio	750 X			
	205	Studio	750 X			
	206	Studio	730 X			
Third Floor	301	Studio	760 X			
	302	Studio	550 X			
	303	Studio	550 X			
	304	Studio	750 X			
	305	Studio	750 X			
	306	Studio	750 X			
	307	Studio	850 X			
	308	Studio	750 X			
	309	Studio	750 X			
	310	Studio	750 X			
Fourth Floor	401	Studio	760 X			
	402	Studio	550 X			
	403	Studio	550 X			
	404	Studio	750 X			
	405	Studio	750 X			
	406	Studio	750 X			
	407	Studio	850 X			
	408	Studio	750 X			
	409	Studio	750 X			
	410	Studio	750 X			
Totals	180	Studio	18%			
	180	Studio	67%			
	250	Studio	15%			
Actual Percentage of Base Density				5%	18%	
Minimum Percentage of Base Density				5%	15%	

FLOOR PLANS

CITY DEVELOPMENT STATUS



"Gateway to the Santa Monica Mountains National Recreation Area"

May 23, 2025

SUBJECT: COMPLETENESS DETERMINATION
CASE NO: AHO-2023-0003 and OAK-2023-0102
ZONING: PD-AH
ADDRESS: East of 28902 Agoura Road
AIN(S): 2061-029-005 and 2061-029-006

Thank you for submitting the subject application materials on April 24, 2025. The project includes the following scope of work:

A new four-story mixed-use development consisting of 33 multifamily residential units and 1,200 square feet of ground floor commercial space on a 38,004 square foot site in one building with two levels of Type-V construction on top of two levels of a concrete podium structure.

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At this time, your development application, supplemental density bonus application and oak tree permit application are deemed complete.

30001 Ladyface Court, Agoura Hills, CA 91301-2583 • Telephone (818) 597-7300 • Fax (818) 597-7352
Website: agourahillscity.org

Advisory Information

These items are items that must be addressed during the building permit plan check process.

Landscape Comments

- Planting plan to be updated to reflect Los Angeles Fire Department Fuel Modification Unit approval notes. "Leucophyllum frutescens not to be used".

Civil Plans (Plan Check)

- Sheet 1- Cover Sheet
 - Update title block on all sheets with current City Engineer name, registration number and expiration date.
- Sheet 6
 - Trash staging area not permitted in the right-of-way. Remove note from project plans.
- Please note sizing and calculations for tributary area draining to proposed catch basin will be reviewed in plan check.

Next Steps

Now that the application is deemed complete, we will have 30 days to provide you with a consistency determination (determination on whether the project meets all applicable objective standards).

If you have any questions, please contact me at gburse@agourahillscity.org or at (818) 597-7310.

Sincerely,

Gene Burse
Senior Planner

PARCEL BREAKDOWN

